



# Development Services Newsletter

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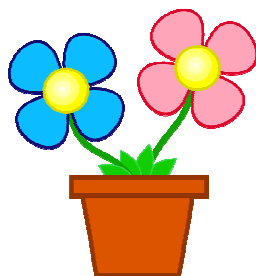
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## STAY INFORMED AND STAY INVOLVED

Subscribe to email lists from the City's website and keep up to date with:

- BAB meeting agendas
- Code Changes and Administrative Interpretations
- Continuing Education Opportunities

Go to [www.salina-ks.gov](http://www.salina-ks.gov), click on City Government, then click on Email Notifications



## Heart of America/ICC is Coming to Salina Get Your Continuing Education for 2017

### Wednesday, April 26, 2017

**9:00 am to 4:00 pm 2012 International Residential Code Performing Residential Plan Reviews**

**6 Classroom Hours Building, Plumbing, Mechanical, and Electrical Code Credit .6 ICC Preferred Provider CEU**

This class will be of greatest interest to Class A, B, and C contractors, Architects, as well as Engineers, who build or design single-family dwellings. The coursework provides a procedure for reviewing residential building plans and specifications based on Chapters 1 through 10 of the 2012 *International Residential Code®* (IRC®). The seminar is designed to help you be successful during the permit application process. The class is designed to allow participant to practice a building plan review and work side-by-side with building inspectors and plan reviewers. Upon completion of this seminar, participants will be better able to:

- Perform steps in completing a residential plan review.
- Apply the 2012 IRC to the plan review procedure.
- Identify where minimum code requirements have not been met and cite applicable code sections.

**Instructor: John Gibson Fee: Contractors, Architects, Engineers \$180.00**

### Thursday, April 27, 2017

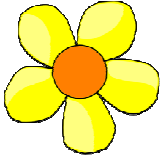
**9:00 am to 4:00 pm 2012 International Energy Conservation Code Fundamentals  
6 Classroom Hours Building Plumbing, Mechanical, and Electrical Code Credit .6 ICC Preferred Provider CEU**

This course is intended to prepare Class A, B, C, Plumbing, Mechanical, and Electrical Contractors, Journeyman and Master Tradesmen, as well as Architects, and Engineers to be better able to understand and apply the critical concepts of the 2012 International Energy Conservation Code. These concepts provide a basis for the correct use of the code in the design, construction, and installation of projects subject to the 2012 International Energy Conservation Code. It will provide a clear understanding and correct use of the requirements identified by the basic code provisions, tables and categorizations. Participants will apply the code in clear-cut situations and build their understanding of the intent of the code when asked to make code compliance decisions. Upon completion of this seminar, participants will be better able to:

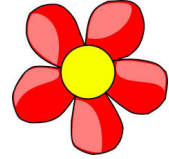
- Locate general topics in the 2012 IECC.
- Locate applicable tables in the 2012 IECC for specific situations.
- Apply code requirements to real-world situations.
- Explain the intent behind a code requirement.
- Identify borderline scenarios as compliant or noncompliant.
- Identify essential code components for designing energy-efficient building thermal envelopes; energy-efficient mechanical design principles; and electrical power and lighting systems.

**Instructor: Alex "Cash" Olszowy III Fee: Contractors, Architects, Engineers \$180.00**

You may sign-up after you become a registered user by visiting the Heart of America Chapter web page at <http://heart-o-america.org/>



## NEWS, NOTES & REMINDERS



### REMINDER-2012/2011 Codes

All building permit applications submitted on or after April 1, 2017 are subject to the following codes:

- 2012 International Building Code
- 2012 International Residential Code (for one-two family dwellings)
- 2012 International Fire Code
- 2012 International Energy Conservation Code
- 2011 National Electrical Code
- 2012 Uniform Plumbing Code
- 2012 Uniform Mechanical Code

Local code amendments apply to the above listed codes and can be found on the City's website.

<http://www.salina-ks.gov/content/18394/18522/22736/23002/23008/default.aspx>

### Gas Air Tests-Requirements

Please remember these code requirements when setting a gas air test for new construction or for a dormant or repaired service:

- Use a 10 lb. gauge with one-tenth lb. increments
- Set your test between 10 and 15 lbs. and use a marker to mark the gauge to indicate where you set the test.
- Air test needs to hold at a minimum of 10 lbs. for 15 minutes
- Do not "peg out" the gauge

Remember, that for new construction, a gas air test that is approved by the inspector does not automatically result in release of the gas meter. Typically, once the furnace is installed & "flued", and inspected & approved, city inspection staff notifies Kansas Gas Service to release the meter.

### Documents Required at the Job Site

We occasionally find that inspection record cards (aka: job cards) and approved plans are not on the job site at the time of inspection. These documents are required to be at the job site; without them the inspectors cannot complete their inspections. We suggest that you furnish a document box, tube or some other sort of weather proof container on the site to hold these documents. Beginning with the first inspection (footing, for example), these documents are necessary so the inspector can confirm setbacks and assure that there are no issues related to

easements and the location of the building.

If the inspector can't perform an inspection, due to the lack of documentation on the job site, this can delay progress on your project. Please be sure that the inspection record card and all approved plans (as given to you at the time of permit issuance) are on the site, or that a representative is on site with the documentation in hand, otherwise the inspection will need to be re-scheduled and a re-inspection fee will be charged.

We appreciate your cooperation so that we can continue to provide inspections in a timely manner and avoid costly delays. If you have any questions about this requirement contact Jim Brown, Building Official.

### Project # and Address When You Call for Inspection

When requesting inspections please provide the **project number** and the **job site address**. If you are not at the job site, we suggest you keep a notebook, a memo list on your smart phone, a project list on your I-pad, a sticky note on the dashboard of your truck; whatever works for you, so that you have this information when you call us to schedule an inspection. If you are a sub-contractor, ask the general contractor for this information before you begin work.

### Residential Permit Submittals

1. Two complete sets of plans.
2. Minimum document/sheet size 11x17; maximum 24x36.
3. Sheet size should be dictated by the detail shown on the sheet and shall be legible. If detail is too small to read the plans will not be accepted.
4. When required, a survey shall be prepared and stamped by a licensed (Kansas) surveyor. Do not modify the original survey document.
5. All plans shall be drawn to scale. Although plans are not typically required to be stamped by a design professional, they must be drawn to show all that is required for the type of permit/scope of work. Including plumbing, mechanical and electrical details.
6. Submit the appropriate checklist, based on scope of work, when submitting your application and plans.
7. If handwriting is illegible on plans, a permit application or any other submitted documentation, your submittal will not be accepted.



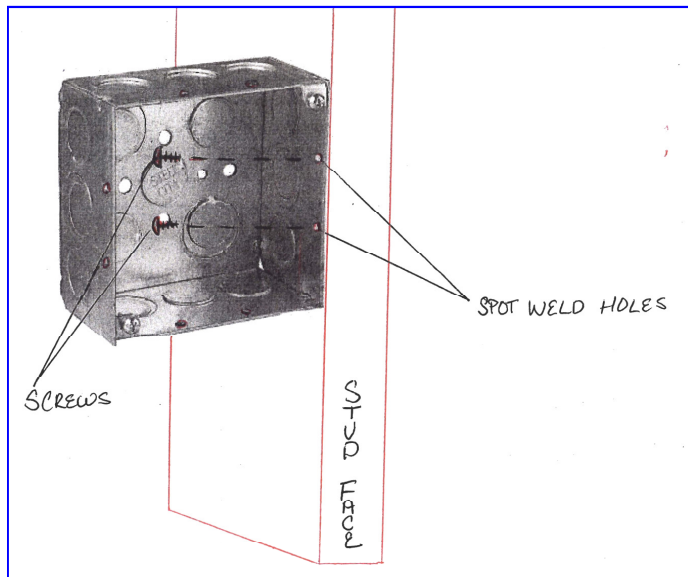
## Dormant Electric and Gas Meters for Manufactured (Mobile) Homes

Manufactured Homes built prior to June 15, 1976 (“Pre-HUD”) are usually referred to as “mobile homes” and typically have a 100 amp service that is split into two 50 amp circuits. One circuit is available for the air conditioning unit and the second would supply power to a small 6 or 12 pole panel inside the home, which would be fed by a 50 amp rough service “extension cord” specifically listed for this use. See Article 550 of the 2011 National Electrical Code [NEC] for specific requirements.

The recent adoption of the 2011 NEC has prompted Building Services staff to re-evaluate our past practices, with a focus on continuing to ensure the safety of the occupants. Mobile homes with the before mentioned services were intended to use natural or propane gas for heating, cooking and bathing (water heater). To change any or all of the appliances would increase the possibility of a failure occurring within the electric service, which in turn raises the risk of a fire. As a result, if any or all of these appliances have been replaced with electrical appliances the “Meter Release” inspection will fail. The issues must then be corrected and re-inspected before the meter will be released.

Another appliance installation that may delay a meter release is window air conditioners. Article 210.23(A)(2) of the 2011 NEC limits utilization equipment “fastened in place” to 50% of the branch circuit ampere. Installation of a dedicated circuit or removal of the unit will be required to come into compliance and allow the meter to be released.

Consequently, the situations described above directly affect a dormant gas meter inspection as well. Inspectors will be required to look at the electric service while performing this inspection. Should any of these items be identified the gas service/meter inspection will fail.



## Electrical Code Reminders Spot Weld Holes

The City of Salina would like to remind all electrical contractors of the code changes that will be in effect as of April 1, 2017. All electrical inspections will be based on the 2011 National Electrical Code (NEC), unless a written exception was granted at the time of permit application/issuance allowing the work to be inspected under the previous codes. Also the 2012 International Energy Conservation Code (Thermal Envelope Seal) will be enforced which will effect electrical wire penetrations, air tight recessed lighting, and air tight boxes on exterior walls. Wire running between floors in all walls will have to be sealed in all walls, including interior walls.

It has come to our attention that the **spot weld holes in steel 4 square boxes** have been used to mount boxes to the studs. Manufacturing specifications do not allow this; therefore, this practice will no longer be allowed. These are the two holes that are about an inch apart inside the front face of the box on all four sides. These are holes that allow spot welds for attaching brackets. All metal boxes mounted on metal or wood studs need to have a bracket, back brace bar, or a front mounting plate. Boxes using brackets will also have to have a far side support. Far side support not needed for back brace bar and front mounting plate.



## New Inspections Required for New Buildings and Additions

With the code adoptions and implementation of the 2012 International Energy Conservation Code (IECC) for commercial projects and the local amendments in the Salina Municipal Code (SMC) to the 2012 International Residential Code for One and Two Family Dwellings (IRC), permits applied for after April 1, 2017 will require additional inspections. The additional inspections for residential permits will be listed on the permit inspection record card (aka: job card). Please consult with your design professional for commercial projects.

For **residential new buildings and additions**, the following required inspections will be added as new separate inspections:

- 1) Under slab vapor barrier (6mil plastic)
- 2) House Wrap
- 3) Wall Insulation (attic insulation will be inspected at the final inspection)

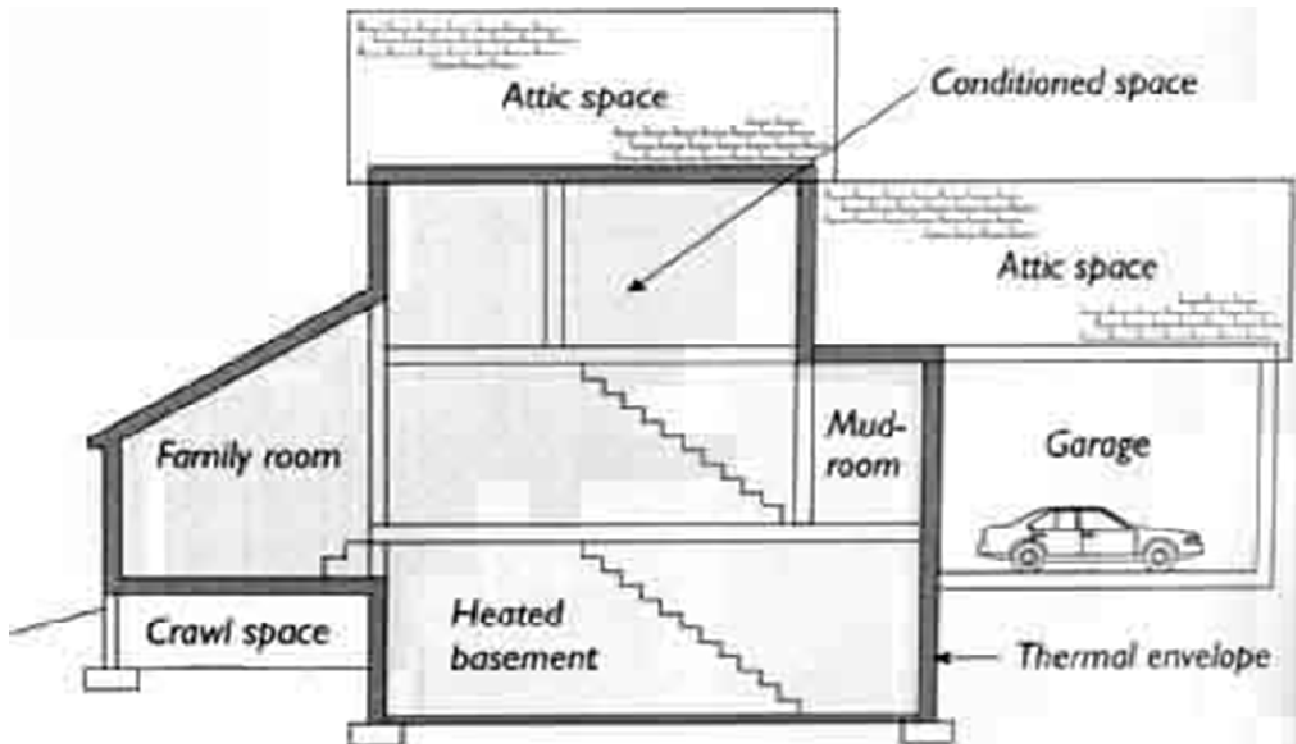
**The gas air test will no longer be a separate inspection.** We ask that the air test be in place when the “all-roughs” inspection is scheduled. Additionally the “thermal envelope”, sealing penetrations, rim joists, etc. will also be inspected at the time of the “All-roughs” inspection. The “Inch Markers” for attic insulation depth (every 300 sq ft), attic baffles and soffit vents must be installed before scheduling the insulation inspection.

- Caulking and sealing around penetrations of the thermal envelope as well as gas piping air test will be done at the “all roughs” inspection.
- Attic insulation will be performed at the final inspection.
- Vapor barrier under slab/basement floor will be a separate inspection.
- House wrap inspection will be a separate inspection.
- Exterior wall insulation will be a separate inspection.

For more detailed information please review the handouts available on our web site. Local code amendments can also be found on the City of Salina website.

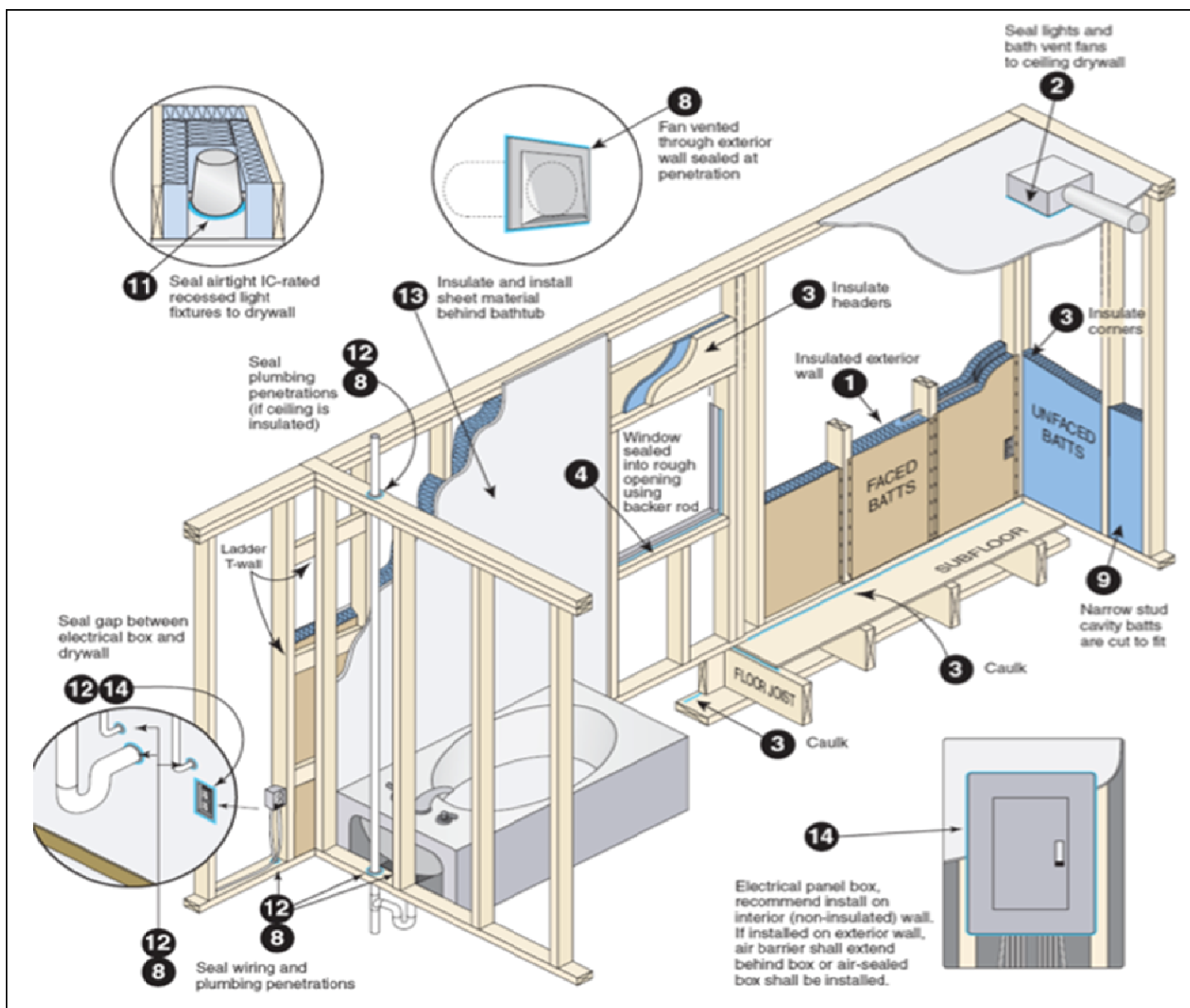
<http://www.salina-ks.gov/content/18394/18522/22736/23002/23006/default.aspx> (handouts)

<http://www.salina-ks.gov/content/18394/18522/22736/23002/23008/default.aspx> (local code amendments)



*See next page for Thermal Envelope/Penetrations graphic*





## Replacement Water Services GEC/Ground Rod

The replacement of damaged or deteriorated metal water line with plastic line could create a potentially hazardous situation. The National Electrical Code (NEC) requires metal water piping to be bonded to the main electrical panel. It also states that the first 10 feet of the metal pipe is part of the “electrode system”. Typical electrical services on older homes **do not** have a GEC (Grounding Electrode Conductor; the solid copper conductor to the ground rod) or a ground rod. **If** the home in which you are performing a metal water line replacement lacks a GEC and a ground rod, your water service inspection will fail. A correction notice will be issued and a licensed electrical contractor will be required to make corrections.

**Building Services Division  
Planning Division**

300 W. Ash, Room 201  
P.O. Box 736  
Salina, KS 67402-0736

Phone: Building Services  
(785) 309-5715  
email: [building.services@salina.org](mailto:building.services@salina.org)

Phone: Planning 785-309-5720  
FAX: (785) 309-5713

**Visit the City Website**  
at [www.salina-ks.gov](http://www.salina-ks.gov)

**UPCOMING BUILDING  
ADVISORY BOARD  
MEETING DATES**

**April 11**  
**May 9**  
**June 13**

Building Advisory Board Meetings are at 4:00 p.m. in Rm. 107 of the City County Building, 300 W. Ash and are regularly scheduled on the second Tuesday of each month, except holidays. If there are no agenda items to be heard or if there is no quorum then the meeting is cancelled.

These meetings are approved for continuing education credit hours for City of Salina licensed contractors.

**Board Members / Board Position:**

David Miller, Chairman (position: Design Professional/Engineer)  
Mike Flory (position: Licensed Realtor)  
Chad Robinson (position: A or B contractor)  
Ralph Carter (position: Mechanical / HVAC contractor)  
Mark Frazier, Vice-Chairman (position: Plumbing contractor)  
William McBride (position: Electrical master or journeyman)  
Ryan White (position: Electrical contractor)  
Jim Ravenkamp (position: Master mechanical tradesman)  
Mike McCall (position: Design Professional/Engineer)  
Rick Walters (Master Plumber)  
**Open Position** (B or C Contractor)

**If you would like to present an item to the Building Advisory Board, please contact:**

- Debbie Peterson at [debbie.peterson@salina.org](mailto:debbie.peterson@salina.org)
- Gary Hobbie at [gary.hobbie@salina.org](mailto:gary.hobbie@salina.org)

**Serving on the Building Advisory Board**

If you are interested in serving on the board, please submit an Expression of Interest (EOI) form at any time. (submit EOIs on the City of Salina website) You must meet specific requirements for the vacant position such as type of contractor, licensed realtor or design professional, as outlined above. Board members can serve two consecutive four year terms (does not include a partial term served due to filling a vacated position) and then must vacate their position for at least one term and then can submit an EOI to serve again.

**Code Amendments**

If you wish to propose a local code amendment to any of the adopted model codes, you may do so by submitting an application with supporting argument and documentation for the code amendment request. A non-refundable application fee applies. Contact Building Services for further details.

**Appealing a Code Interpretation by the Building Official**

If you disagree with an interpretation of any of the adopted codes and Chapter 8 ordinances (local amendments), after visiting with the inspector, the building official, and/or their superiors, you can appeal to the Building Advisory Board. A non-refundable application fee applies. Contact Building Services for further details.

**Continuing Education for BAB Attendance**

City of Salina qualified individuals for licensed building contractors and masters and journey-men skilled trades contractors can attend BAB meetings and obtain continuing education credit.

**Know What's Going On With BAB**

If you would like to keep up with the activities of the BAB, we encourage you to subscribe to the BAB meeting notices. (City of Salina website, click "Mailing Lists" and sign up). Agendas are emailed about one week prior to the scheduled meetings.

***We encourage and welcome your interest.***